

Don R. Wallick Auctions, Inc.

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Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: November 26, 2012 at 4:00 PM

Property Address: 7071 NW Middle Run RD, Dover, Ohio 44622

Vested In: Donald P. Mullnix, by virtue of Instrument recorded Warranty Deed at Volume 678, Page 615 - 616 Deed Records of Tuscarawas County, Ohio.

Parcel No.(s): 34-03623-000

Legal Description(s): 2 10 4 108 Zoar SD 0.918A

Schedule B

Taxes:

Parcel No. 34-03623-000;

Description 2 10 4 108 Zoar SD 0.918A;

Assessed Valuations: Land 7,620.00 Improvements 4,060.00 Total 11,680.00;

Appraised Valuations: Land 21,780.00 Improvements 11,610.00 Total 33,390.00;

Taxes and Special Assessments are \$70.05 per half after a Homestead Exemption of \$190.22 per half;

Taxes and Special Assessments for the year of 2011 are delinquent in the amount of \$161.46;

Taxes and Special Assessments for the year of 2012 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statutes for insured premises.

Map Office Approval:

NOTICE: That Tuscarawas County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.

Brad L. Hillyer

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

"Complete Real Estate Title and Escrow Services"
Agents for Commonwealth Land Title Insurance Company

109 Front Ave SE • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473
139 E Main ST • P.O. Box 71 • Newcomerstown, Ohio 43632 • (740) 498-5196 • Fax (740) 498-5197

102200

WARRANTY DEED—No. 102A

The Ohio Legal Book Co. Cleveland
Publishers and Dealers Since 1893

Know All Men by these Presents

678 PAGE 615

That, I, MARY E. GERBER, widowed and not remarried
the Grantor
who claim title by or through instrument, recorded in Volume 513, Page 101,
County Recorder's Office, for the consideration of One and 00/100
and Other Valuable Consideration Dollars (\$ 1.00 & OVC)
received to my full satisfaction of

DONALD P. MULDINX, not married

the Grantee

whose TAX MAILING ADDRESS will be
7071 Middle Run Rd., S.W.
Dover, Ohio 44622

do

Give, Grant, Bargain, Sell and Convey unto the said Grantee, his
heirs and assigns, the following described premises, situated in the Township of
Lawrence, County of Tuscarawas and State of Ohio:

Situated in the Township of Lawrence, County of Tuscarawas, and State of Ohio, and further described as follows:

Being a part of the Fourth Quarter of Township 10, Range 2 of the United States Military Lands and being a part of Lot #108 of the subdivision of said quarter Township made in 1898 by the Society of Separatists of Zoar, containing 26.26 acres, said Lot being conveyed to Mary E. Gerber by Deed recorded in Vol. 513, page 101 of the Tuscarawas County Deed Records and being more fully described as follows:

Commencing at an iron pin at the Southwest corner of aforesaid Lot #108; thence with the West line of said Lot, North 3 deg. 52 min. East, 454.30 feet to a point in County Road #81; thence with said County Road North 59 deg. 54 min. East, 187.72 feet to a point, thence North 70 deg. 00 min. East, 192.68 feet to the true place of beginning of the tract herein described; thence continuing in said County Road, North 70 deg. 00 min. East, 32.52 feet; thence North 66 deg. 33 min. East, 163.38 feet to a point; thence South 13 deg. 19 min. East, 25.00 feet to an iron pin; thence continuing South 13 deg. 19 min. East, 198.45 feet to an iron pin; thence South 76 deg. 13 min. West, 193.14 feet to an iron pin; thence North 13 deg. 19 min. West, 167.39 feet to an iron pin; thence continuing North 13 deg. 19 min. West, 25.00 feet to the place of beginning, containing 0.918 acres more or less but subject to all legal highways.

Survey and Description prepared by Ronald L. Smith, Registered Surveyor No. 5324.

RESERVING AND EXCEPTING to Vendor, their heirs and assigns, however, all oil and gas in and under said premises, together with the right to remove the same by acceptable methods, except that any such removals shall not be over any portion of the surface area of the premises hereinabove described.

This Deed satisfies and consummates a certain Land Installment Contract between the parties recorded at Vol. 430, Pg. 904 of the Tuscarawas County Mortgage Records.

TRANSFERRED
TRANSFER FEE 50¢
CONVEYANCE EXAMINED
SEC. 379-223 & C. COMPLIED WITH

JAN 02 1944
84 00
ANT.
JOHN A. BEITZEL
Tuscarawas County Auditor

"Deed checked for exact description only"
JOSEPH S. SACCOMAN
Tuscarawas Co. Engineer
3-2-42 N.E. Deputy

MICROFILMED

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

678 1/2 616

And I, MARY E. GERBER the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the enrolling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, his heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all my right and expectancy of BLANK in the above described premises.

In Witness Whereof I have hereunto set my hand, the 28th day of February, in the year of our Lord one thousand nine hundred and Ninety-Four (1994).

Signed and acknowledged in presence of

Richard L. Fox
Corrie Seldenright
Corrie Seldenright

Mary E. Gerber
Mary E. Gerber

State of Ohio }
Tuscarawas County, } ss. Before me, a Notary Public
in and for said County and State, personally appeared
the above named
MARY E. GERBER, widowed and not remarried
who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Strasburg, Ohio, this 28th day of February, A. D. 19 94.

This instrument prepared by:
Attorney Richard L. Fox
122 South Woodstar Avenue
Strasburg, Ohio 44680
1-216-378-5535

Corrie Seldenright
CORRIE SELDENRIGHT, Notary Public
State of Ohio
My Commission Expires 7/6/95



002200
RECEIVED FOR RECORD
COLORES HIXSON, County Recorder
TO
MAR 2 - 1994
12:02 PM
March 2, 1994
11/00
1 mar 1994

State of Ohio
County of _____
Received for Record on the _____ day of _____ 19____ at _____ o'clock _____ M. _____ and Recorded _____ 19____ at _____ o'clock _____ M. _____
Burd Bank
County Recorder
This instrument prepared by _____

MICROFILMED



KENDLE RD
TWP RD 416

MIDDLE RD N 81

AYRE LORETTA M
-01070-000
S29-715
S-23-1989
36,916
154

BOATWRIGHT YOLETTA
34-03624-000
1313-1386
8/25/2009
36,917
2,160

KAISER ANNA MAC
34-03812-001
6-19-1991
36,921

KAISER ANNA MAC
34-03812-002
9-3-1992
36,921

DR DAVID L & DEBORAH M
34-03812-003
9-24-1993
36,918

MULINIX DONALD P
34-03623-000
678-615
3-2-1994
36,915

KAISER ANNA MAC
34-03813-000
564-732
10-6-19
36,914

LOT 103

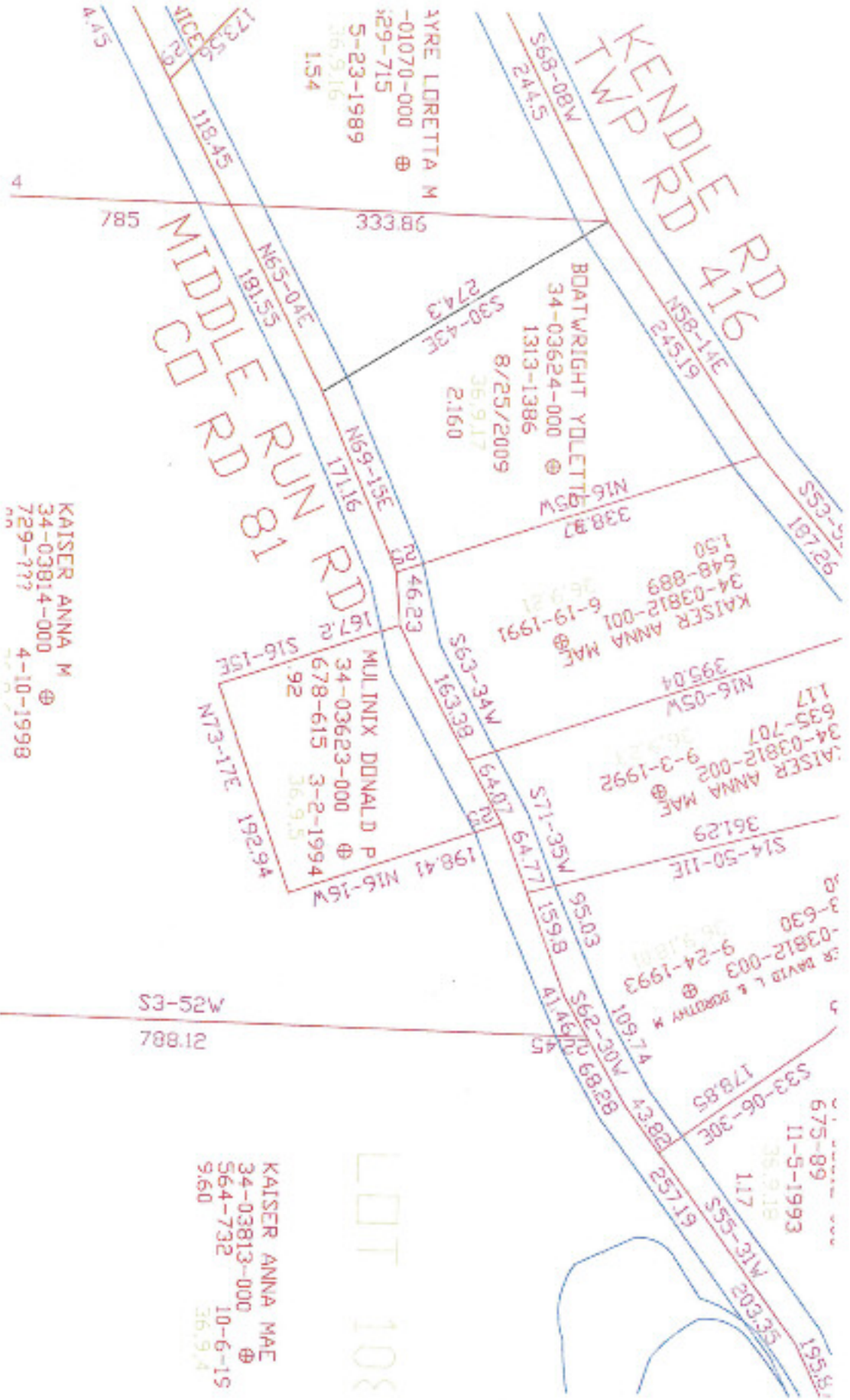
173-56-02
NICE
118.45
4.45

KAISER ANNA M
34-03814-000
729-177
4-10-1998
36,920

W25-52W
788.12

4

5



Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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